

# Residential Building Permit Application

## Development Services

146 W. McCart Krum, TX 76249

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**Permit applications must be submitted in-person by the owner or their authorized agent.**

<b>Project Location:</b> <i>(complete the following)</i>					
Street Address:					
Subdivision Name:			Phase:	Lot:	Block:
<b>Type of Work:</b> <i>(check the appropriate box)</i>					
<input type="checkbox"/> New Home Construction <input type="checkbox"/> Addition / Expansion <input type="checkbox"/> Remodel / Alteration <input type="checkbox"/> Other (please describe):					
<b>Description of Work:</b> <i>(complete the following)</i>					
<b>Proposed Use:</b>		<b>Area of Work (sq. ft.):</b>		<b>Utilities:</b>	
<input type="checkbox"/> Single Family		Conditioned spaces: _____		Electric <input type="checkbox"/> Oncor <input type="checkbox"/> CoServ	
<input type="checkbox"/> Patio Home (Zero Lot)		Garage: _____		Sewer <input type="checkbox"/> City <input type="checkbox"/> OSSF*	
<input type="checkbox"/> Townhouse		Covered patios/porches: _____		Gas <input type="checkbox"/> Atmos <input type="checkbox"/> LP*	
<input type="checkbox"/> Two Family		Accessory structures: _____		Water <input type="checkbox"/> City <input type="checkbox"/> Well*	
<input type="checkbox"/> Accessory Dwelling		Total Area: _____		* Additional permit application required	
<b>Other Improvements:</b> <span style="float: right;"><i>* Additional permit application and/or fee may be required. Verify with staff.</i></span>					
Fence	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	Pool/Spa	<input type="checkbox"/> Yes*	<input type="checkbox"/> No
Accessory Structure	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	Irrigation	<input type="checkbox"/> Yes*	<input type="checkbox"/> No
<b>Items Required with Application:</b> <i>(check the appropriate boxes to indicate items submitted with application)</i>					
<input type="checkbox"/> <b>Application</b> <i>(1 completed &amp; signed original)</i>					
<input type="checkbox"/> <b>Construction Plans &amp; Documents</b> <i>(1 electronic copy in PDF format on CD/DVD or USB thumb drive media; see attached Residential Building Permit Application Instructions for plan requirements)</i>					
<input type="checkbox"/> <b>IC3 Energy Compliance Report</b> <i>(1 electronic copy in PDF format on CD/DVD or USB thumb drive media; International Code Compliance Calculator report for compliance with 2018 ICC Energy Conservation Code.)</i>					
<input type="checkbox"/> <b>Contractor Registration</b> <i>(submit contractor registration application if not registered or renew registration if not current)</i>					
<input type="checkbox"/> <b>Permit Fee</b> <i>(\$500 base fee plus \$0.70/square foot of conditioned space, unconditioned space, and other areas under roof; \$500 initial nonrefundable partial payment due with application; balance due prior to release of permit)</i>					
<input type="checkbox"/> <b>Other Fees</b> <i>(may include water &amp; sewer connection fees, water &amp; sewer impact fees, water meter fees, park dedication &amp; improvements fees, and other fees. Upon receipt of application, staff will calculate fees. Fees payable prior to release of permit.)</i>					
<b>General Contractor / Builder</b> <i>(complete the following; registration required)</i>					

Company Name:	Email Address:
Contact Person:	Phone / Cell #:
Street Address:	Fax #:
City, State, Zip Code:	
<b>Subcontractors:</b> <i>(complete the following; registration required)</i>	
Electrical Contractor:	
Plumbing Contractor:	
Mechanical Contractor:	
<b>Acknowledgement:</b> <i>(complete the following and sign)</i>	
<p><b><i>I HEREBY CERTIFY THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER. AFTER CLOSE REVIEW OF THE APPLICATION I FURTHER CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE WORK SHALL COMPLY WITH ALL PROVISIONS OF KRUM'S LAWS AND ORDINANCES WHETHER SPECIFIED OR NOT; AND THAT THE ISSUANCE OF THE PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY FEDERAL, STATE, OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. AN ISSUED PERMIT BECOMES INVALID IF THE WORK AUTHORIZED BY THIS PERMIT DOES NOT COMMENCE ONSITE WITHIN 180 DAYS OF ISSUANCE OR IF THE WORK ON THE SITE IS INCOMPLETE DUE TO SUSPENSION OR ABANDONMENT 180 DAYS AFTER WORK COMMENCED. ALL PERMITS REQUIRE FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY.</i></b></p>	
Signature:	Email Address:
Printed Name:	Phone / Cell #:
Date:	Fax #:

## Residential Building Permit Application Instructions

**GENERAL:** No work including but not limited to erosion control, site grading, tree removal, lot-benching, retaining walls, etc. can begin prior to approval of permit application.

**CONSTRUCTION PLANS & DOCUMENTS:** The following plans and documents shall be submitted with the permit application. Plans must be submitted “in person” in PDF format on CD/DVD or USB thumb drive media. The maximum native electronic document/drawing size shall be 24” x 36”.

1. *Site/Plot Plan* – Plan shall state address, subdivision name and phase, and lot and block number. Plan shall show, dimension, and label property lines; easements; zoning setbacks; building footprints of home and accessory structures with distances to property lines; driveway and sidewalk pavement; and location of well and/or on-site sewage facilities if any. *(Required for New Construction and Addition/Expansion; not required for Remodel/Addition.)*
2. *Grading Plan* – Plan shall show general direction/flow of drainage of the lot for construction. Provide minimum finish floor elevation if specified on subdivision plat. If proposed grading is consistent with the master grading plan within the approved civil engineering plans for the subdivision, grading may be shown on the site/plot plan. If no master grading plan has been approved by the City, grading plan shall be prepared by State of Texas registered Professional Engineer or Registered Professional Land Surveyor. Plan shall be sealed, signed, and dated; original seals and signatures must be on all sets. *(Required for New Construction and Addition/Expansion; not required for Remodel/Addition.)*
3. *Floor Plan* – Plan shall show and dimension overall building exterior; show exterior and interior walls/partitions; label rooms and room sizes; and show and label the sizes, types, and locations of windows and doors. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*
4. *Roof Plan* – The plan shall show compliance with the roof material requirements within City of Krums zoning ordinance. Show all roof pitches and roof materials. Roof plan information may be shown on exterior elevations. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*

5. *Exterior Elevation Plan* – The plan shall show compliance with the architectural and masonry requirements within City of Krum’s zoning ordinance. State types of architectural features provided. Provide elevation drawings for all sides of the building and label exterior building materials. Provide and complete the summary table below. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*

<b>Elevation</b>	<b>Area of Elevation</b>	<b>Area of Masonry</b>	<b>Percentage of Masonry</b>
North			
1 <sup>st</sup> Floor			
2 <sup>nd</sup> Floor			
South			
1 <sup>st</sup> Floor			
2 <sup>nd</sup> Floor			
East			
1 <sup>st</sup> Floor			
2 <sup>nd</sup> Floor			
West			
1 <sup>st</sup> Floor			
2 <sup>nd</sup> Floor			
<b>All (Total)</b>			

6. *Structural Plans* – Structural plans shall be prepared, sealed, signed, and dated by a State of Texas registered Professional Engineer. Plans shall have original engineering seals and engineer signatures.
- a. Foundation Plan – Plan shall state compliance with 2018 International Residential Code, shall show foundation sections and details, and shall note on plan or separate letter that the foundation design is for the specific soil conditions of the lot for construction. If using post tension slab design, submit engineered shop drawings of tendon design with plan. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*
  - b. Shear Wall / Wind Bracing Plan - Plan shall state compliance with 2018 International Residential Code and shall show shear wall layout and details as required.
  - c. Masonry Veneer Plan – Plan is only required for any masonry veneer supported by wood or steel framing and not supported by the foundation. *(Required for*

*New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*

- d. Truss Plan – If using roof trusses and/or open web trusses, submit engineered show drawings. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*
7. *Electrical Plan* – Plan shall show and label meter base, main panel and subpanels, outlets, lighting and other fixtures, switches, and smoke/carbon monoxide detectors. Electrical plan information may be shown on floor plan. *(Required for New Construction and Addition/Expansion; required for Remodel/Addition if applicable.)*
8. *Plumbing Plan* – Plan shall show and label all plumbing fixtures including lavatories and sinks, hose bibs, toilets, showers and bathtubs, water heater, and other fixtures. If natural gas or liquefied petroleum appliances are to be provided, show and label appliances. Plumbing plan information may be shown on floor plan. *(Required for New Construction; required for Addition/Expansion and Remodel/Addition if applicable.)*
9. *Energy Compliance Plan/Documentation* – All new residential construction must comply with the energy conservation standards of Chapter 11 of the 2018 International Residential Code. *(Required for New Construction and Addition/Expansion; not required for Remodel/Addition.)*

**FEES:** At the time of residential building permit application, *an initial payment is required. This initial payment is nonrefundable.* The initial payment will apply to the total of all fees for a residential building permit. The balance of all fees is due/payable at the time the permit is picked up.

1. *New Construction* – The fees for a *New Construction* residential building permit include the fees for plan review, permit, and inspections. No additional fees are assessed for mechanical, electrical, or plumbing trades. The building permit fee is \$500 base fee plus \$0.70 per gross square foot of total area under roof including conditioned spaces, unconditioned spaces (such as a garage), and covered patios/porches.

In addition to the building permit fee, other fees may be assessed. Fees may include water & sewer connection fees, water & sewer impact fees, water meter fees, park land dedication & park improvements fees, and other fees. Upon receipt of application, staff will calculate fees. Fees payable prior to release of permit.

A \$500 nonrefundable initial payment is due at the time of application. The balance of the fees are due prior to release of permit for construction.

2. *Addition / Expansion* - The fees for an *Addition/Expansion* residential building permit include the fees for plan review, permit, and inspections. No additional fees are assessed for mechanical, electrical, or plumbing trades. The building permit fee is \$0.70 per gross square foot of the addition/expansion.

The minimum fee is \$75. A \$75 nonrefundable initial payment is due at the time of application. The balance of the fees if any is due prior to release of permit for construction.

3. *Remodel/Alteration* - The fees for an *Addition/Expansion* residential building permit includes the fees for plan review, permit, and inspections. No additional fees are assessed for mechanical, electrical, or plumbing trades. The building permit fee is \$0.50 per gross square foot of the addition/expansion.

The minimum fee is \$75. A \$75 nonrefundable initial payment is due at the time of application. The balance of the fees if any is due prior to release of permit for construction.

#### **NOTES:**

1. No work including but not limited to erosion control, site grading, tree removal, lot-benching, retaining walls, etc. can begin prior to approval of permit application.
2. No permit applications may be filed prior to platting of the property for construction.
3. Demolition of any existing structures requires a separate demolition permit.
4. If City of Krum potable water and/or sanitary sewer service is not available at the property for construction, separate applications and fees for well permits and/or on-site sewage facility permits are required.
5. Separate permit applications and fees are required for any fence, accessory structure, pool/spa, irrigation system, and/or onsite sanitary sewer facility.
6. The use of liquefied petroleum (LP) gas (propane), tank size, and tank location must be authorized and approved by the City of Krum Fire Chief.